

Notices of Election and Demand Filed in Adams County

From May 14, 2024 Through May 14, 2024

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: A202480463

NED Date: 05/14/2024 **Reception #:** 2024000025383
Original Sale Date: 09/11/2024
Deed of Trust Date: 04/21/2005 **Recording Date:** 05/05/2005 **Reception #:** 20050505000476900
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 2, SHAW HEIGHTS MESA - 4TH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9179 HUNTER STREET, WESTMINSTER, CO 80031

Original Note Amt: \$165,000.00 **LoanType:** Unknown **Interest Rate:** 6.250
Current Amount: \$97,371.13 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): J.P. MORGAN MORTGAGE ACQUISITION CORP.
Current Owner: JIMMY L. MONDRAGON AND JANICE MONDRAGON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HEARTLAND HOME FINANCE, INC.
Grantor (Borrower On Deed of Trust) JIMMY L. MONDRAGON AND JANICE MONDRAGON

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/18/2024
Last Publication Date: 08/15/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010122091 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480464

NED Date: 05/14/2024 **Reception #:** 2024000025382
Original Sale Date: 09/11/2024
Deed of Trust Date: 05/27/2008 **Recording Date:** 05/28/2008 **Reception #:** 2008000042556
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 6, HIGH POINT AT DIA SUBDIVISION FILING NO. 1 AND AFFIDAVIT OF CORRECTION RECORDED AUGUST 17, 2006 AT RECEPTION NO. 20060817000834180, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6241 N DUNKIRK COURT, AURORA, CO 80019

Original Note Amt: \$286,614.00 **LoanType:** FHA **Interest Rate:** 6.000
Current Amount: \$199,475.89 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: THOMAS ELLSWORTH LANGFORD AND VICTORIA PAGON LANGFORD
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY LTD
Grantor (Borrower On Deed of Trust) THOMAS ELLSWORTH LANGFORD AND VICTORIA PAGON LANGFORD

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/18/2024
Last Publication Date: 08/15/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010090868 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480465

NED Date: 05/14/2024

Reception #: 2024000025391

Original Sale Date: 09/11/2024

Deed of Trust Date: 06/20/2019

Recording Date: 07/03/2019

Reception #: 2019000051901

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 7, BRIGHTON CROSSING FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 183 Mt Bierstadt St, Brighton, CO 80601

Original Note Amt: \$387,040.00

LoanType: FHA

Interest Rate: 7.625

Current Amount: \$396,120.37

As Of: 12/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Rojas, II, Ricardo

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Ricardo Rojas, II

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/18/2024

Last Publication Date: 08/15/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 20-024130

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